

TALLAHASSEE/LEON COUNTY LAND ID PROJECT
DOCUMENT SUMMARY

Project Name: McDowell/Nottingham Castle Estates

PETS Activity Number: LEX040020

Project Type: Boundary Settlement

Description: 23-34-05-14-0160 ; 23-34-05-14-0150

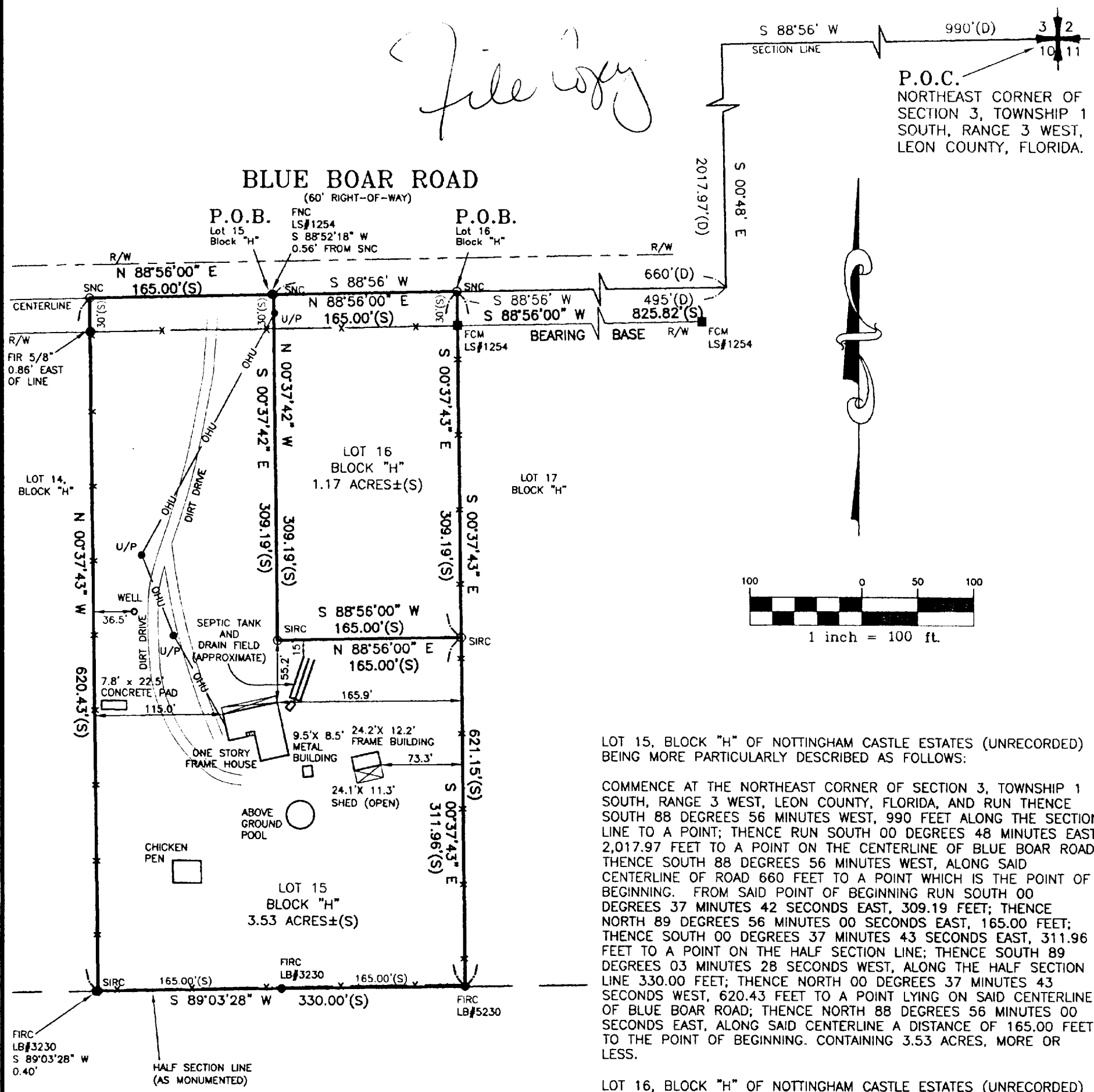
Submittal Date: 3/11/04 Scan Date: 3/18/04

Status: Under Review

Conditional Approval

Approved

File copy



LOT 15, BLOCK "H" OF NOTTINGHAM CASTLE ESTATES (UNRECORDED) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 3 WEST, LEON COUNTY, FLORIDA, AND RUN THENCE SOUTH 88 DEGREES 56 MINUTES WEST, 990 FEET ALONG THE SECTION LINE TO A POINT; THENCE RUN SOUTH 00 DEGREES 48 MINUTES EAST, 2,017.97 FEET TO A POINT ON THE CENTERLINE OF BLUE BOAR ROAD; THENCE SOUTH 88 DEGREES 56 MINUTES WEST, ALONG SAID CENTERLINE OF ROAD 660 FEET TO A POINT WHICH IS THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH 00 DEGREES 37 MINUTES 42 SECONDS EAST, 309.19 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST, 165.00 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 43 SECONDS EAST, 311.96 FEET TO A POINT ON THE HALF SECTION LINE; THENCE SOUTH 89 DEGREES 03 MINUTES 28 SECONDS WEST, ALONG THE HALF SECTION LINE 330.00 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 43 SECONDS WEST, 620.43 FEET TO A POINT LYING ON SAID CENTERLINE OF BLUE BOAR ROAD; THENCE NORTH 88 DEGREES 56 MINUTES 00 SECONDS EAST, ALONG SAID CENTERLINE A DISTANCE OF 165.00 FEET; TO THE POINT OF BEGINNING. CONTAINING 3.53 ACRES, MORE OR LESS.

LOT 16, BLOCK "H" OF NOTTINGHAM CASTLE ESTATES (UNRECORDED) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 3 WEST, LEON COUNTY, FLORIDA, AND RUN THENCE SOUTH 88 DEGREES 56 MINUTES WEST, 990 FEET ALONG THE SECTION LINE TO A POINT; THENCE RUN SOUTH 00 DEGREES 48 MINUTES EAST, 2,017.97 FEET TO A POINT ON THE CENTERLINE OF BLUE BOAR ROAD; THENCE SOUTH 88 DEGREES 56 MINUTES WEST, ALONG SAID CENTERLINE OF ROAD 495 FEET TO A POINT WHICH IS THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 00 DEGREES 37 MINUTES 43 SECONDS EAST, 309.19 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 00 SECONDS WEST, 165.00 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 42 SECONDS WEST, 309.19 FEET TO A POINT LYING ON THE CENTERLINE OF SAID BLUE BOAR ROAD; THENCE RUN NORTH 88 DEGREES 56 MINUTES 00 SECONDS EAST, ALONG SAID CENTERLINE A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.17 ACRES, MORE OR LESS.

APPROVED BY:

David R. McDowell
Director, Development Services Division

Date: 2/11/04

McDowell Boundary Settlement
23-34-05-14-015-0 and 016-0

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOUNDARY SURVEY FOR: SANDRA MCDOWELL

SHEET 1 OF 1

LEGEND:	D.O.T. - DEPARTMENT OF TRANSPORTATION	FIP - FOUND IRON PIPE
(D) - DESCRIPTION	D.B. - DEED BOOK	FCIP - FOUND CRIMPED IRON PIPE
(P) - PLAT	LB# - LAND SURVEYING BUSINESS NO.	FCM - FOUND CONCRETE MONUMENT 4"x4"
(S) - SURVEY	LS# - LAND SURVEYOR NUMBER	FIR - FOUND IRON ROD
(C) - CALCULATED	O.R. - OFFICIAL RECORDS BOOK	FIRC - FOUND IRON ROD (5/8") & PLASTIC CAP
(A) - DELTA	P.O.B. - POINT OF BEGINNING	FNC - FOUND NAIL & METAL CAP
(R) - RADIUS	P.O.C. - POINT OF COMMENCEMENT	FTCM - FOUND TERRA COTTA MONUMENT 4" DIA.
(L) - ARC LENGTH	P.T. - POINT OF CURVATURE	SCM - SET CONCRETE MONUMENT (4"x4")
(CH) - CHORD	P.C. - POINT OF TANGENT	WITH METAL CAP LS# 5831
(T) - TANGENT	P.I. - POINT OF INTERSECTION	SIRC - SET IRON ROD (5/8") WITH PLASTIC CAP
(U/P) - UTILITY POLE	P.R.C. - POINT OF REVERSE CURVATURE	LS# 5831
(OHU) - OVERHEAD UTILITY	R/W - RIGHT-OF-WAY	SNC - SET NAIL & METAL CAP LS# 5831

NOTES:
1). THIS SURVEY IS DEPENDENT ON EXISTING MONUMENTATION.
2). NO IMPROVEMENTS LOCATED OTHER THAN SHOWN.
3). ALL MEASUREMENTS ARE U.S. FEET.
4). INFORMATION AND BEARINGS BASED ON DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 2819, PAGE 1739, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

FILE No.	04-067
P.S.R. NO.	121-02-04
DRAWING DATE:	02/24/04
SCALE:	1" = 100'
SURVEY DATE:	02/19/04
BOOK:	45/7, 45/12
	04067A.COL
DRAWN BY:	JFB
	1210204BDNSET

GEORGE E. GUNN, JR.
SURVEYING AND MAPPING

G.E.G.
LAND SURVEYING

1624-A METROPOLITAN BLVD.
TALLAHASSEE, FLORIDA 32308
TELEPHONE: 850-386-6742
FAX: 850-386-6239

CERTIFICATE OF AUTHORIZATION NO. LB 0007172

I HEREBY CERTIFY THAT ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 120143 0250 D, EFFECTIVE NOVEMBER 19, 1997, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61G-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PARCEL. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.

DATE: 2/18/04

GEORGE E. GUNN, JR.
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE No. 5831